

PROJECT NARRATIVE

Case 8-ZN-2004 South of the Southwest Corner of 90th Street & Bahia Drive

Application 8-ZN-2004 is a request to accomplish the following:

- Rezone 1 acre of a 15.57 acre site from C-4 PCD to I-1 PCD
- Amend stipulations 1, 3, and 6 of Case 7-ZN-00 applicable to the 15.57 acre site
- Amend development standards applicable to the 15.57 acre site

REZONING FROM C-4 PCD to I-1PCD

This application is requesting a down-zoning of a portion of the property located at the southwest corner of 90th Street and Bahia Drive. This application specifically requests the down-zoning of a 1-acre portion a 15.57 acre property from C-4 PCD to I-1 PCD to match the existing zoning of that portion of the property adjacent to the 1-acre portion.

In 2000, the 15.57-acre property was rezoned to C-2, I-1, and C-4 pursuant to case 7-ZN-00 (Ordinance 3312). The 1-acre C-4 parcel was proposed at that time for an automotive sales and restoration center as part of a commercial/industrial center. In 2001, the City Council approved case 33-ZN-2000 creating the Horseman's Park PCD. The 15.57-acre property is part of this PCD.

Today, the owners are proposing to eliminate this C-4 district, which allows the City's most intense uses, and to match the zoning of this parcel with the I-1 existing zoning on most of the remaining property and in the surrounding area. The owners plan to develop the 15.57-acre parcel to accommodate 2 three-story office buildings, a bank, and a parking structure consistent with C-2 PCD and I-1 PCD zoning.

SITE PLAN/STIPULATION AMENDMENTS

Case 7-ZN-00 includes Planning/Development stipulation #1 requiring conformance with a site plan and development program dated 3/25/00 for the 15.57 acre site. A revised site plan showing a new site plan configuration has been filed for the 15.57acre site.

Stipulation #3 requires that "with Development Review Board submittal for each lot or parcel, the developer shall submit a detailed plan, to the satisfaction of City staff which fully explains how the preservation on the 'Old Verde Canal' and dike will be assured". As described below, it is proposed that the Old Verde Canal alignment be modified and accordingly it is requested that this stipulation be deleted or modified to reflect the proposed alignment and improvements proposed.

Stipulation # 6 requires that a revised site plan be submitted to demonstrate that the Old Verde Canal is being preserved. In light of the modifications proposed to the canal alignment and the improvement proposed to be implemented with that realignment, this stipulation needs to be modified or deleted.

AMENDED STANDARDS PROPOSED

This application requests a modified development standard pursuant to the property development standards modification procedure applicable to the Horseman's Park West Planned Community District (PCD).

The underlying I-1 zoning applicable to the majority of the 15.57 acre parcel, with the exception of the land adjacent to the Pima Freeway frontage road, has a building and accessory structure setback requirement of 50 feet to any street (Section 5.1804.F.1). This setback would be applicable to buildings and accessory structures adjacent to 90th Street. The freeway frontage road and Bahia Drive setback requirements were specifically created by the Horseman's Park West PCD (70 ft. for the freeway frontage road and 25 ft. for Bahia Drive). Accordingly, the Freeway frontage and Bahia setbacks applicable are those of the Horseman's Park PCD. This leaves the 50 ft. setback requirement for the 90th Street frontage of the proposed project.

It is estimated that in lieu of providing the 50 ft. setback, the building/accessory structure setbacks along 90th Street will vary from a maximum of 35 ft. to a minimum of 10 ft. The 10ft. setback coincides with the location of the turning circle (cul-de-sac) at the southern terminus of 90th Street. The proposed setback reduction is created in response to the addition of substantially greater building setbacks adjacent to the freeway frontage road. Whereas the Horseman's Park West PCD requires a 70 ft. setback, this project will produce a 100 ft. minimum setback. This project, with its modified building/structure setbacks, will produce a business park with superior landscape quality, as seen from the Pima Freeway and in its modified Old Verde Canal alignment and improvements described below. The result of the setback modification is a landscape treatment that will be superior in quality to what could be created under existing standards.

OLD VERDE CANAL REALIGNMENT/IMPROVEMENTS PROPOSED

The recent site planning process, in preparation for this case and a future Development Review Board submittal, disclosed that in addition to the rezoning of the C-4 portion of the site, the mixed use trail following the Old Verde Canal alignment could be beneficially relocated to benefit the continuation of the City's mixed use trail and to provide additional meaningful and usable open space.

The Old Verde Canal berm currently terminates at the site due to the construction of the Pima Freeway. The relocation of the trail easement through the project site benefits the City in the following ways:

- The proposed trail easement will be increased from 25' to 40 ' in width (60% increase)
- The overall length of the easement has been increased from 630' to 800' (27% increase)

- Additional elements are proposed for the trail experience through the site, including: a canal trailhead area; interpretive vignettes, historical/chronological information; horse tie-ups/water, and the introduction of indigenous and riparian plant types.
- The trail could be extended to the north of Bahia Drive in the future rather than simply terminating at the freeway

The owners will be providing additional details of each element of the relocated Old Verde Canal experience in the Development Review Board submittal for the office project.

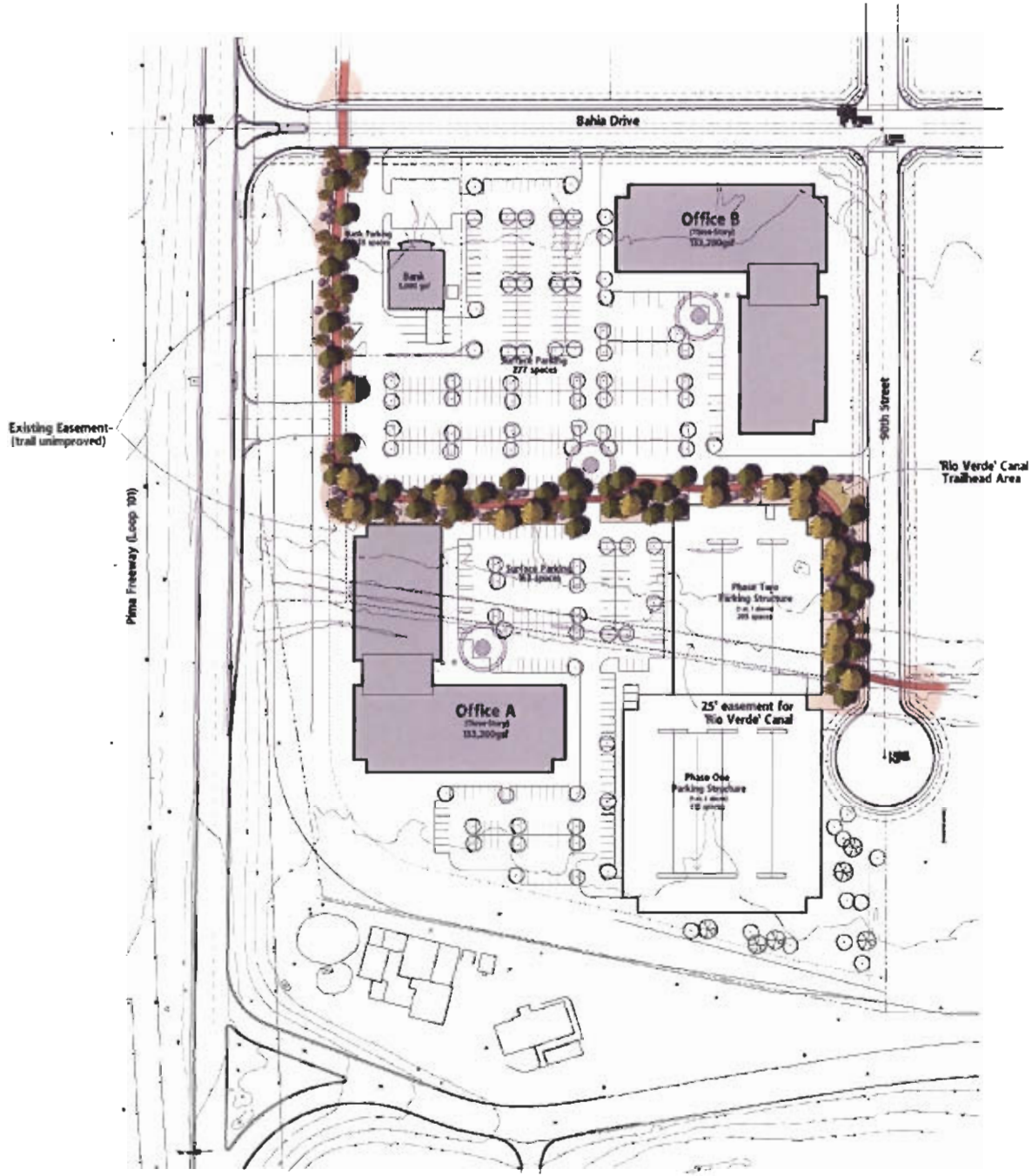
Attachment

**McDowell Mountain Business Park
Case # 8-ZN-2004**

**Proposed Amended Development Standards
I-1 District**

Sec. 5.1804.F. Yards

1. Front Yard. No part of the building or accessory structure shall be located closer than ~~fifty (50)~~ [ten (10)] feet to ~~any street~~ [the 90th Street cul-de-sac and thirty-five (35) feet to the remainder of 90th Street]. Parking may occur in the required front yard as provided in Section 10.402.C.1.

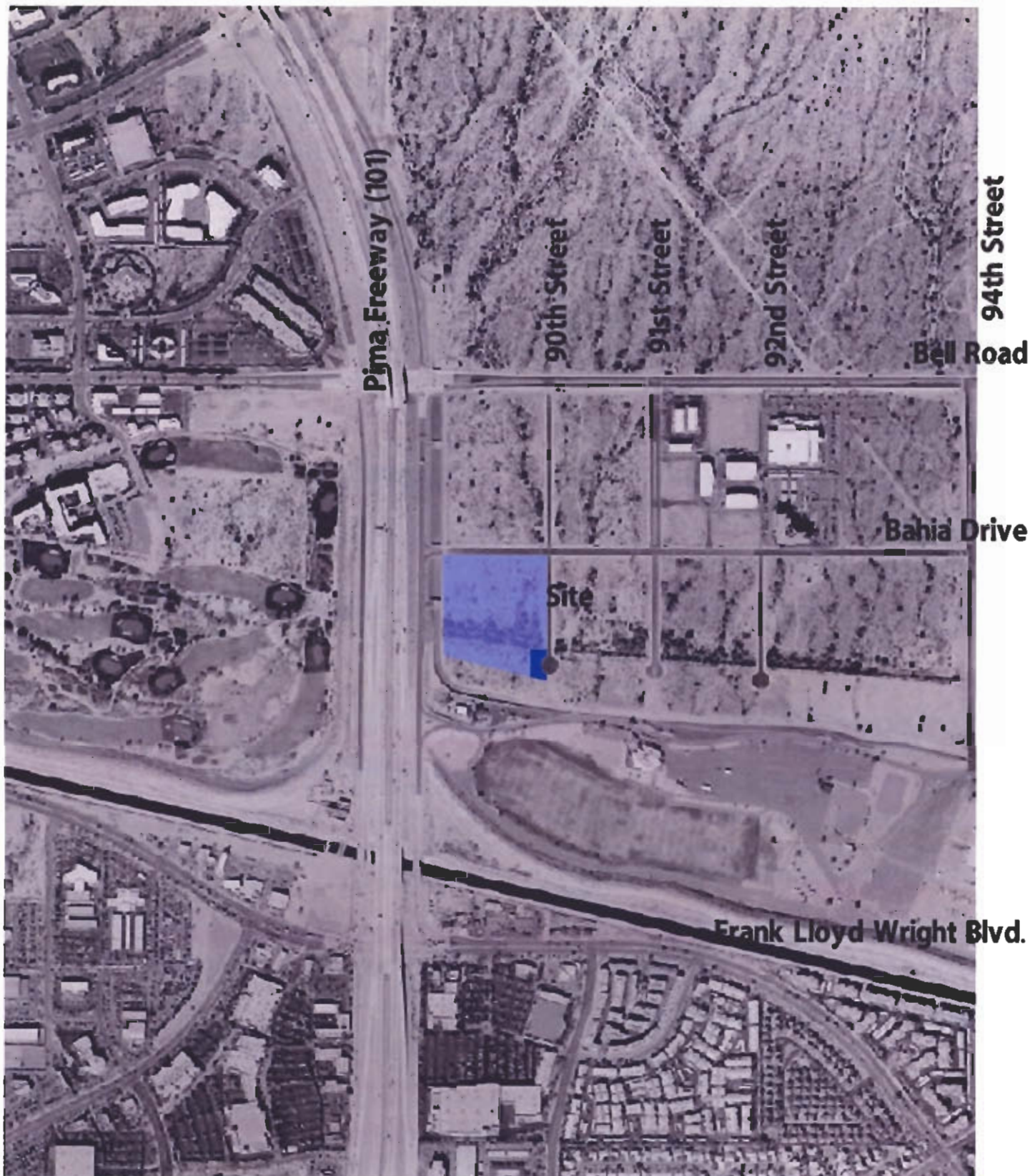


Rio Verde Canal

	Square Footage	Percent Increase	Trail Easement	Percent Increase	Trail Length	Percent Increase	Quality / Experience
Required:	15,800 sf		25'		630 feet		8' wide trail
Proposed:	31,000 sf	96%	60' average	60%	800 feet	27%	-10' wide trail -Rio Verde Canal Trailhead -Interactive "Signage" -Historical / Chronological Information -Horse Ties-up / Water -Indigenous and Spanish Plant Types

Site Plan Data

Total Site Area: 15.57 acres net (678,548 sf)
Total Building Area: 271,400 gsf
Total Parking Required: 908 spaces (1/300 gsf offices / 1/250 gsf bldg)
Total Parking Provided: 1,295 spaces (4.97 : 1000 rsf)
F.A.R.: 0.48



Site Location Map

- Entire Site
- Parcel to be Rezoned

DFD CorroyerHedrick

architecture
interior architecture
space planning
facilities management
land planning
landscape architecture
graphic design

McDowell Mountain Business Park Scottsdale, Arizona

03332
22.APR.04

KITCHELL
DEVELOPMENT

8-ZN-2004
4/30/2004

All calculations are approximate and subject to change.

